



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18B/0287.

Appeal by Joe Kehoe care of RPS of West Pier Business Campus, Dún Laoghaire, County Dublin against the decision made on the 15th day of August, 2018 by South Dublin County Council to refuse a permission to the said Joe Kehoe for the proposed development.

Proposed Development: Development consisting of alterations to the existing single entrance layout to provide two entrances to serve two existing separate dwellings. The application proposes the set back of the existing entrance and the introduction of a second entrance. Each entrance will have piers of local stone (1.6 metres height) and a simple gate design - 3.5 metres (width) by 1.4 metres (height). The application also proposes landscaping either side of, and between the gates, and all other associated works at Crockshane, Redgap, Rathcoole, County Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the planning history of the site, to the pattern of development in the area, to the rural character of the area and to the proposed design of the entrance, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities or rural character of the area and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not concur that the development would have an adverse visual impact, would contribute to the eroding of the rural character of the area or set an undesirable precedent. In addition, the Board considered that there would be no adverse effect on traffic and pedestrian safety.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Any gates shall open inwards and not out over the public domain.

Reason: In the interest of traffic safety.

3. The developer shall provide sightlines of 2.6 metres by 90.0 metres in each direction when exiting the site as indicated on drawing number 5029-P-001 dated the 28th day of May, 2018 and submitted to the planning authority on the 21st day of June, 2018.

Reason: In the interest of traffic safety.

4. The developer shall maintain the new hedgerows proposed as part of the application to facilitate sightlines.

Reason: To ensure that all permitted sightlines are maintained in an unobstructed manner.

5. The cost of relocation of any utility poles to facilitate the provision of sightlines shall be borne by the developer.

Reason: To ensure adequate servicing of the development.

Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.